

COMMITTEE OF THE WHOLE MEETING AGENDA**Tuesday, September 23, 2025****Immediately following the Village Board Meeting, but not before 6:15 p.m.****Caledonia Village Hall - 5043 Chester Lane****Caledonia, WI 53402**

1. **Meeting called to order**
2. **Roll Call**
3. **Approval of Minutes:** Committee of the Whole – September 9, 2025
4. **Public Comment** - Provides a two-minute opportunity for citizens to voice opinions to the Committee of the Whole. The Committee of the Whole cannot respond as this may conflict with open meeting requirements.
5. **Committee Updates**
 - A. Plan Commission – Nancy Pierce
 - B. Parks and Recreation Advisory Committee – Holly McManus
 - C. Caledonia Utility District Commission – Lee Wishau
 - D. Visit Racine County – Fran Martin
 - E. Other Committees – Tom Weatherston
6. **New Business**
 - A. Sole Source Purchase of Lift Station Pump - Crestview
 - B. Suggested items to be placed on a future meeting agenda (*with no action*)
7. **Closed Session**
 - A. Brief introduction of the proposed multi-phase, single-family development with residential and public spaces including all necessary infrastructure in Tax Incremental District No. 6 and a request by the developer for developer PAYGO incentives under a development agreement.
 - B. **The Committee of the Whole may take up a motion to go into CLOSED SESSION**, pursuant to s. 19.85(1)(e), Wis. Stat., “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”, **specifically:** to discuss and provide direction on the proposed terms for a Development Agreement between the Village and BREG Caledonia, Inc. and Middle Road, LLC
 - C. **The Committee of the Whole reserves the right to go back into OPEN SESSION**, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda.
8. **Adjournment**

**Committee of the Whole Meeting
September 9, 2025**

1 - Order

President Weatherston called the Committee of the Whole meeting to order at 6:41 p.m. at the Caledonia Village Hall.

2 – Roll Call

PRESENT: 5 – President Weatherston, Trustee Lambrecht, Trustee Stillman, Trustee Martin, and Trustee Pierce

EXCUSED: 2 –Trustee McManus and Trustee Wishau

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Finance Director Wayne Krueger, Human Resources Manager Amanda Ardis, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Deputy Police Chief Shawn Engleman, Fire Chief Walter Leininger, Deputy Clerk Brittany Kickland, and Village Clerk Jennifer Bass

3 – Approval of Minutes

A **motion** was made by Trustee Pierce to approve the August 26, 2025 Committee of the Whole meeting, seconded by Trustee Martin. **Motion carried 5-0.**

4 – Public Comment

The following people appeared to speak before the Committee:

1. Chris Atkinson, 6205 STH 31 – Additional comments about data centers
2. Prescott Balch, 7373 Foley Rd – Additional comments about data centers
3. Paula Pintar, 7348 Botting Rd – Additional comments about data centers
4. Valerie Lancelle, 10810 7 Mile Rd – Additional comments about data centers
5. Karl Scheidt, 7325 Foley Rd – Additional comments about data centers
6. Mark Gottsacker, 4950 Carter Dr – Comments about community development
7. Gabe Barkdell, 5147 Pinetree Cir – Comments about community development
8. Jerilynn Barkdell, 5147 Pinetree Cir – Additional comments about data centers

5 – Committee Updates

- A. Plan Commission – Nancy Pierce
- B. Parks and Recreation Advisory Committee – Holly McManus
- C. Caledonia Utility District Commission – Lee Wishau
- D. Visit Racine County – Fran Martin
- E. Other Committees – Tom Weatherston

6 – New Business

A. 2026 Humane Society Contract

A **motion** was made by Trustee Pierce to recommend approval to the Village Board, seconded by Trustee Martin. **Motion carried 5-0.**

B. 2026 Ryde Racine Contract

A **motion** was made by Trustee Pierce to recommend approval to the Village Board, seconded by Trustee Martin. **Motion carried 5-0.**

C. **Discussion on Village Board SWOT Analysis**

Staff advised this is planned to take place later on, per discussions at the Special Comprehensive Plan Committee meeting.

D. **Discussion on disposition of records stored at Gorney Park**

Staff summarized the information provided in the packet

A **motion** was made by Trustee Martin to direct staff to complete a hazardous material assessment and send to the Village Board for approval, seconded by Trustee Pierce. **Motion carried 5-0.**

E. **Suggested items to be placed on a future meeting agenda (*with no action*)**

None

7 – Continuing Business

A. **Ordinance 2025-XXX - To Amend Section 2-3-9 Related To Quorum; Village Board Member Absence and Participation by Teleconferencing and Videoconferencing (*CoW 3/25/25; 4/8, 5/13, 7/22, and 8/12 postponed, 8/26/25*)**

A **motion** was made by President Weatherston to recommend approval to the Village Board with proposed amendments, seconded by Trustee Stillman. **Motion carried 5-0.**

Amendments:

1. Sec. 2-3-9 (b)(2): Change “may notify the Village President no later than five p.m. on the Wednesday prior to the meeting” to “may notify the Village President and/or the Village Clerk no later than five p.m. on the Friday prior to the meeting”
2. Sec. 2-3-9 (b)(2): Strike the sentence “The Village President may use their discretion to allow or disallow such attendance”
3. Sec. 2-3-9 (b)(3): Strike “as determined in the Village President’s sole discretion; or, if the Village President is the member requesting, the [Vice President consider instead “most senior member”] of the Village Board sole discretion”

B. **Discuss repeat offenders of nuisance animals and clarification on process with the Humane Society (*COW 4/8/25, 5/13 laid over until contract renewal*)**

A **motion** was made by Trustee Pierce to direct staff to draft an ordinance and seek community input, seconded by President Weatherston. **Motion carried 5-0.**

8 – Adjournment

President Weatherston adjourned the meeting at 7:27 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk

MEMORANDUM

DATE: Wednesday, September 17, 2025

TO: Committee of the Whole

FROM: Anthony A. Bunkelman P.E.
Public Services Director



RE: Crestview Lift Station – Pump Replacement vs Repair

BACKGROUND INFORMATION

In December 2024, the Caledonia Utility District had 1 of the 2 5” pumps at the Crestview Lift Station go out of service. The pump would have cost approximately \$20,000 to repair where it was only \$27,625 to replace. This pump was replaced in May 2025. The pumps that were there were the original pumps from the late 1980’s.

Recently the other 5” pump at the Crestview Lift Station is experiencing an issue where it would pump less than 25% of the pumping capacity. The cost to repair the pump would again be approximately \$20,000 to repair and only \$28,416 to replace.

The typical service life for a lift station pump is 20 to 30 years. The pump is again an original pump from when the station was built in the late 1980’s, so it has +35 years of service on it. To spend \$20,000 on this pump is difficult to do when spending an additional \$8,416 will get a new pump.

It is recommended that the Utility District purchase a new Fairbanks 5” B5413 Pump for the Crestview Lift Station.

RECOMMENDATION

Move to forward to the Village Board to sole source purchase a Fairbanks 5” B5413 Pump for \$28,416 for the Crestview Lift Station.



VILLAGE OF CALEDONIA

Public Services Director
Anthony A. Bunkelman P.E.
5043 Chester Lane
Caledonia, WI 53402

office: 262-835-6416
fax: 262-835-2388
email: abunkelman@caledonia-wi.gov

Wednesday, September 17, 2025

Committee of the Whole
5043 Chester Lane
Caledonia, WI 53402

RE: Crestview Lift Station Pump Replacement – Sole Source Equipment

Dear Committee of the Whole

The Caledonia Utility District has recently been experiencing an issue with Pump #1 at the Crestview Lift Station. Pump #1 will no longer pump more than 25% of its rated pump capacity. Based on our internal assessment, the pump's capacity reduction is from the age of the pump, a worn impeller, & worn wear rings. To temporarily solve the situation, Pump #1 has been put in the lag position and will only pump when Pump #2 cannot keep up.

The cost to repair Pump #1 is approximately \$20,000. The cost to replace Pumps #1 is \$28,416.

The typical service life for a lift station pump is 20 to 30 years. Pump #1 is the original pump from when the Station was constructed in the late 1980's, so it has +35 years of service on it.

The Caledonia Utility District recommended that Pump #1 be replaced at their September 10, 2025 Commission meeting.

The Caledonia Utility District is requesting to sole source a Fairbanks 5" B5413 Pump for the replacement of Pump #1 at the Crestview Lift Station. Sole Sourcing this pump is necessary as Pump #1 is currently a Fairbanks Pump, and the entire sanitary system currently has Fairbanks pumps. The Operators are familiar with maintaining Fairbanks pumps and it would not make sense to introduce a different brand of pump into the system. The Fairbanks pumps have been reliable and dependable. The local distributor for Fairbank pumps is L.W. Allen of Madison.

The Caledonia Utility District is requesting to use the Sole Source Products/Specific Brands Exception in Ordinance 2-4-25(d)(3)(c)(ii) for the purchase of a Fairbanks 5" B5413 Pump for the Crestview Lift Station.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Bunkelman".

Anthony A. Bunkelman P.E.
Public Services Director



L.W. ALLEN, LLC

A Full Service Distributor

PUMPS – CONTROLS – REPAIR CENTER

PROPOSAL

TEL: (800) 362-7266
www.lwallen.com/altronex

Name	Customer	Proposal#	Due/Bid Date
Caledonia Crestview LS	Tony	08202025	August 20, 2025

Scope

Caledonia, WI – Crestview Lift Station – 5 B5413 Pump Repair
S/N ?

LW Allen would like to thank you for allowing us the opportunity to quote repairs on the subject unit.
Below I have outlined the scope of repair and pricing for a 5" B5413 pump

New Pump

Furnish One (1) **New** Fairbanks Model 5413 Pump. Less Pump Base and Suction Elbow. These are non-wearing items and will be re-used. This pump will be an exact duplicate of the existing pump.....**\$ 28,416.00**

Items specifically not included in this proposal.

1. Sales or use tax.
2. Receiving and storage of equipment on the job site.
3. Field Service labor, Installation of pump or other materials, brackets, wire, clamps, piping, junction boxes, etc., not specifically described in our material list.
4. Performance, payment or equipment bond of any kind.
5. Installation of any instruments.
6. By-pass Pumping
7. Freight is pre-paid and Add

Respectfully submitted by, Rick

Bartelt

Sales Engineer
rbartelt@lwallen.com

Acceptance of Proposal (Purchase Order or Signature) – The preceding prices, specifications and attached terms and conditions of sale are satisfactory and hereby accepted. You are authorized to proceed.

Signature

Name Print/Type

Official Position

Date

Standard Terms and Conditions

Controlling Provisions: The terms and conditions and supplemental exhibits contained herein (the “Terms and Conditions”) shall supersede any provisions, terms, and conditions contained on any purchase order or other written form any direct buyer (“Buyer”) may use or provide (whether received by S.J. Electro Systems, Inc. or any of its subsidiaries or affiliates (collectively, “SJE”) prior or subsequent to the date hereof), and the rights of the parties shall be governed exclusively by the Terms and Conditions as described herein. SJE sells certain services, products, replacement parts and related software (collectively, the “Goods”). The purchase of the Goods is governed by the Terms and Conditions. Any communication by Buyer to SJE to purchase Goods will be treated by SJE as a request to purchase the Goods. The response, however communicated, will be understood by all parties as an agreement by SJE to sell to Buyer the requested Goods pursuant to the Terms and Conditions. **SJE specifically opposes any terms or conditions that are in addition to or different from the Terms and Conditions, unless specifically agreed to in each instance in writing by SJE.**

Quotations, Acceptance, and Agreements: Any quotation is a good faith estimate. To the extent that SJE has been provided by or on behalf of Buyer any specifications, description of operating conditions or other data and Information In connection with the selection or design of the Goods, and the actual operating conditions or other circumstances differ from those provided by Buyer and relied upon by SJE, any warranties or other provisions contained herein which are affected by such conditions shall be null and void.

Acceptance of a quotation, whether by a separate purchase order or by other means, shall constitute an acknowledgement and approval of the quotation as written and an acceptance of the Terms and Conditions. Written quotations which have not been finalized by a binding purchase order shall expire on the date specified in the quotation or, in the absence of such specification, thirty (30) calendar days from the date issued. SJE may revise or withdraw a quotation at any time prior to the finalization of a binding purchase order.

Per company policy, a separate written agreement signed by both parties or a purchase order accepted and acknowledged by SJE is required to form any legally binding agreement.

Intellectual Property: All devices, patents, designs (including drawings, plans and specifications), software existing or to be developed, estimates, prices, notes, memos, summaries, electronic data and other documents or information prepared or disclosed by SJE shall remain the sole intellectual property of SJE. Following acceptance and final payment, SJE shall grant to Buyer a non-transferable, non-exclusive license for use and sale of the Goods.

Credit Approval: The credit terms granted on each order are subject to SJE’s continuing approval of Buyer’s credit. SJE may withdraw the extension of credit and require modified payment terms if, in SJE’s sole judgment, Buyer’s credit or financial standing is impaired such that SJE in good faith deems payment insecure.

Prices and Taxes: All prices are FOB shipping point, unless otherwise stated or referenced in attached exhibits. All prices are subject to any commercially reasonable additions that may be necessary to cover any duties, taxes or charges. All prices are in U.S. Dollars. Prices may be subject to change without notice.

Shipping Policy: Shipping and handling charges cover the transportation of the Goods from SJE’s warehouse to Buyer, unless otherwise specified. Standard shipping rates are assessed upon placement of order. SJE uses many methods of shipment including UPS shipping services but reserves the right to substitute carriers without notice. UPS next-day air, UPS second-day air, UPS three-day ground, UPS Express and UPS Expedited are services available to Buyer for expediting orders. Expedited orders will be shipped based on the method Buyer selects. These services may not be available for shipment into all countries.

While SJE will use all reasonable commercial efforts to maintain the delivery date(s) acknowledged or quoted by SJE, all shipping dates are approximate and not guaranteed. SJE reserves the right to make partial shipments. SJE, at its option, shall not be bound to tender delivery of any Goods for which Buyer has not provided shipping instructions and other required information. If the shipment of the Goods is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse SJE for any and all storage costs and other additional expenses resulting therefrom. The actual shipping weights may vary.

Title, Risk of Loss, Inspection of Equipment: Title and risk of loss to the Goods shall pass to Buyer upon delivery of the Goods to the respective delivery carrier. Buyer shall immediately inspect the Goods upon receipt and any damage must be noted on the delivery carrier’s bill of lading at time of receipt. SJE is not liable for any damages caused by shipping. SJE is not liable for any shortages or nonconformance unless notified by Buyer within two (2) business days of Buyer’s receipt of the Goods.

Operations/Maintenance Manuals: Installation, maintenance and operation manuals will be furnished to Buyer in the number of copies specified at the time of quotation or order. Additional copies subject to charges as outlined in attached exhibits.

Installation and Use: Buyer will be solely responsible for the proper application, installation and service of the Goods. Installation instructions are supplied by SJE and must be followed.

Export/Import: Buyer agrees that all applicable import and export control laws, regulations, orders and requirements, including, but not limited to, those of the United States and the European Union, and the jurisdictions in which SJE and Buyer are established or from which Goods may be supplied, will apply to their receipt and use. In no event shall Buyer use, transfer, release, import, or export Goods in violation of such applicable laws, regulations, orders or requirements.

Payment: Buyer shall pay SJE the full purchase price as set forth in the respective order between SJE and Buyer. Unless otherwise agreed to in writing between SJE and Buyer, freight, storage, insurance, taxes, duties, and any governmental charges relating to the Goods shall be paid by Buyer. If SJE is required to pay any such charges, Buyer shall immediately reimburse SJE upon notice from SJE of same. All payments are due within approved credit terms. Buyer may be charged the lower of 1.5% interest per month or the maximum legal rate on all amounts not received by the due date described therein.

Security Interest: SJE shall retain a security interest in the Goods until the full purchase price has been paid. Buyer’s failure to pay any amounts due, including interest, shall give SJE the right to possession and removal of the Goods after providing ten (10) days written notice to Buyer. SJE’s taking of such possession shall be without prejudice to any other remedies SJE may have.

Changes, Cancellations, Returns: Buyer may request changes or additions to the Goods consistent with SJE’s specifications and criteria. In the event such changes or additions are accepted by SJE, SJE shall have the absolute right to revise the prices and dates of delivery, and to add charges for work and materials rendered unnecessary by such changes or additions. All changes, cancellations, or returns must have SJE prior written approval and subject to restocking fees and service charges. Authorized returns must be packaged and shipped prepaid to SJE.

Return Policy: SJE will only accept Goods returned within one (1) year from the date of manufacture, un-used, and current production models. Returned Material Authorization (“RMA”) numbers must be assigned to any Goods Buyer wishes to return for credit. To obtain an RMA, Buyer must contact SJE’s Service Center at 218-847-1317 or toll free at 888-342-5753. Buyer is responsible for payment of return shipping fees unless such returned Goods result from an SJE order processing error. Upon return, SJE shall reimburse Buyer for the return freight resulting from the return of Goods due to such SJE order processing error. In the event of any return in compliance with this paragraph, SJE will provide Buyer credit for the returned Goods and work to reship correct Goods to Buyer. SJE reserves the right to refuse acceptance of returned Goods after inspection. SJE will not accept returns for Goods that are custom-built for Buyer as such items cannot be resold by SJE; however, custom-built Goods remain subject to applicable warranty provisions in each case.

Notwithstanding the foregoing (and so long as the return is not due to an order processing error of SJE), a restocking fee shall be charged to Buyer for returned Goods as outlined in the attached Exhibits.

Force Majeure: SJE shall not be liable or responsible to Buyer, nor be deemed to have defaulted under or breached any agreement with Buyer, for any failure or delay in fulfilling or performing any term of any agreement with Buyer, when and to the extent such failure or delay is caused by or results (directly or indirectly) from acts beyond SJE’s reasonable control, including, without limitation: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of any subject agreement between SJE and Buyer; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial services; or (i) any other cause beyond the reasonable control of SJE.

Indemnification and Default: In addition to all other amounts due hereunder, Buyer shall reimburse SJE in full for all collection costs or charges, including reasonable attorney fees, which SJE may incur in the collection of any past due amounts from Buyer, including applicable interest on overdue accounts. If Buyer is in default under this or any other agreement with SJE, SJE may defer performance hereunder until such default is resolved. SJE shall have no obligation to provide factory startup assistance or factory training (when requested) until all invoices (including retentions) for equipment have been paid in full. Furthermore, SJE shall have no liability to Buyer to the extent Buyer damages, or any damages are suffered by, or claims are made against Buyer as a result of Buyer’s negligence, willful misconduct, misrepresentation of any Goods, or failure to utilize the Goods properly.

Warranty and Liability: During the warranty period, Buyer’s exclusive remedy will be either repair or replacement, at the sole discretion of SJE and subject to the Terms and Conditions of any component which proves to be defective due to defective materials or workmanship of SJE.

SJE DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, AND SJE SHALL NOT, IN ANY MATTER, BE LIABLE FOR ANY SPECIAL, INDIRECT, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LIQUIDATED DAMAGES, OR PENALTIES THAT RESULT FROM A BREACH OF CONTRACT, BREACH OF WARRANTY (EXPRESS OR IMPLIED), STRICT LIABILITY, PRODUCT LIABILITY OR OTHERWISE. IN NO EVENT SHALL SJE’S LIABILITY TO BUYER OR ANY OTHER PARTY EXCEED THE LESSER OF (i) THE COST OF REMEDIATING ANY DEFECT OR DEFICIENCY IN THE PERFORMANCE OF SJE HEREUNDER OR (ii) THE PURCHASE PRICE OF THE GOODS IN RESPECT OF WHICH THE CLAIM IS MADE.

ANY ELECTRICAL WIRING AND SERVICING OF THE GOODS MUST BE PERFORMED BY A LICENSED ELECTRICIAN. WARRANTY CLAIMS FOR GOODS WHICH WERE AT ANY TIME WIRED OR SERVICED BY ANYONE OTHER THAN A LICENSED ELECTRICIAN SHALL NOT BE HONORED IN WHOLE OR PART BY SJE.

Furthermore, this warranty shall not apply to: (a) damage due to any weather-related or other conditions beyond the control of SJE; (b) defects or malfunctions resulting from the Goods not installed, operated, or maintained in accordance with instructions provided, applicable local codes, ordinances, or accepted trade practices; (c) failures resulting from abuse, misuse, accident, or negligence; or (d) Goods repaired and/or modified without prior written authorization from SJE.

Some states do not allow limitations on implied warranty duration, as such, this limitation may not apply to Buyer. Some states do not allow the exclusion or limitation of incidental or consequential damages, as such, these limitations or exclusions may not apply to Buyer. The above-described warranty gives Buyer specific legal rights, and Buyer may also have other rights which vary from state to state.

TO OBTAIN WARRANTY SERVICE: Buyer shall assume all responsibility and expense for removal, reinstallation, and freight associated with any warranty service. Any Goods to be repaired or replaced under this warranty must be returned to SJE, or such place as designated by SJE. Buyer can contact SJE Service Center at 218-847-1317 or toll free at 888-342-5753 for an RMA on any Goods being submitted for a warranty claim.

Applicable Law and Forum: Any disputes between Buyer and SJE shall be venued in Becker County District Court in the State of Minnesota. Buyer agrees to submit to such jurisdiction and agrees that the dispute shall be governed by and construed in accordance with the laws of the State of Minnesota without giving effect to any choice or conflict of law pro